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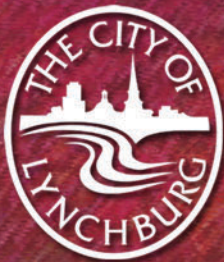
# CITY OF LYNCHBURG

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## **Comprehensive Plan 2002-2020**

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### EXECUTIVE SUMMARY



**September 2002**

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**Contact Information:**

For further information about the City of Lynchburg's Comprehensive Plan, please visit the City of Lynchburg's website at: **[www.lynchburgva.gov](http://www.lynchburgva.gov)**

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# EXECUTIVE SUMMARY

## Introduction

### A New Plan for the City

**T**he City of Lynchburg Comprehensive Plan presents a vision of what the community will be like in the future and identifies the steps required to move toward that vision. The Plan provides information about the City's current conditions, long-term goals and objectives, and recommendations about a wide range of issues—future land uses, the character of new development, the preservation of historic and natural resources, and the future of transportation and utility systems.

As a long-term guide for the community, the Plan helps City leaders make decisions about the location, scale, and quality of new development; the improvement of neighborhoods and commercial areas; the revitalization of downtown and surrounding historic areas; the extension and upgrade of utilities; and the future of the City's parks, public spaces, and natural areas.

The Plan builds on a long tradition of planning in the City. Since 1934, the year of Lynchburg's first master plan, City decisions regarding land development and annexations, as well as public investments in transportation, public utilities, and parks, have been guided by a plan. The Comprehensive Plan 2002-2020 continues this tradition. It was adopted by the City Council on September 10, 2002, and replaces all previous plans. The Plan is the City's official policy with regard to its physical development. **This executive summary provides a brief synopsis of the Comprehensive Plan. The reader is encouraged to refer to the complete Comprehensive Plan document to gain a full understanding of all the policies therein.**

### Vision & Goals

**T**he Vision & Goals, along with the Plan Framework Map, are the foundation of the Comprehensive Plan. Together, they paint a picture of the City in the year 2020. They articulate the community's ideas and aspirations for the future; provide broad direction for the formulation of specific objectives and implementation strategies; and set policies for conservation, development, and redevelopment. The Vision for the City's future is presented below, followed by a set of Goals derived from that Vision.

**Executive Summary*****A Vision for Lynchburg in the Year 2020***

Lynchburg residents—long time residents and newcomers alike—will appreciate the City as a great place to live, to raise a family, to learn, and to work and prosper. People will talk about the City in many ways—as a City of trees and a City of hills, as a community rich in history and diverse in culture. As the dynamic center of a growing region, the City will be well known for its quality of life and economic vitality. Residents will enjoy the City’s rare combination of small town charm and big city offerings. Since its founding on the banks of the James River through its development as a regional center of business and culture, Lynchburg will continue to inspire in its residents a thoughtful concern for the future and a practice of civic activism.

Lynchburg will take pride in being a sustainable community; one that protects and manages its limited natural, historical, and cultural resources in such a way that the community environment, which its residents value and which sustains us today, will sustain future generations.

**A City of Strong Neighborhoods**

City’s reputation as a good place to live and work will grow from the quality of its many neighborhoods. With their distinctive character, history, and natural setting, City neighborhoods will provide residents with a safe, healthy environment and a strong sense of identity and ownership. Through preservation, rehabilitation, and new development, the City will offer a wide range of options to meet the demands of an increasingly diverse regional housing market. City investments in transportation improvements, parks, schools, and public facilities will strengthen and reinforce neighborhood character.

**Downtown as the Heart of the Region**

The Downtown will regain its position as the heart of the region’s economic, cultural, and social life. New attractions, improved public spaces, and renovated buildings—with shops and restaurants on the ground floor and offices and housing on upper floors—will combine to create an atmosphere of busy interaction during the workday; vibrant entertainment during the evening; and quiet, serene nights. The Downtown’s role as an important destination will be reinforced through strategic public and private investment. The Downtown will be recognized as a fun, safe, attractive, accessible, pedestrian-friendly, and tourist-ready destination that is also a good place to live. The City’s capital improvements along the riverfront, key streets, public spaces, and gateways, as well as in the surrounding neighborhoods, will greatly improve the climate for private investment.

**Accessible & Attractive Commercial Corridors & Districts**

The accessibility and design quality of the City’s commercial corridors and districts will improve through a combination of public and private action. Quality of design and accessibility—for vehicles as well as pedestrians and cyclists—will

become the central focus in planning for the City's commercial areas. The City's older commercial strips will be revitalized. Newer commercial areas will be attractive, pedestrian-friendly, and complement the surrounding development. Opportunities for revitalization and traditional forms of development—corner stores, mixed use centers, live-work spaces—will be encouraged through City policy, regulations, and incentives. Conflicts between different land uses will be resolved through careful planning and sensitive design. Landscaping and attractive welcome signs will define gateways to the City and its commercial districts.

### **Celebrating History & Heritage**

The City will find ways to build on and celebrate its unique history and heritage. Concern for the conservation of the City's unique heritage and historic resources will guide public and private development decisions. This conservation ethic will result in successful efforts to stabilize and revitalize historic neighborhoods and landmarks, attract investment and activity to the City's traditional commercial corridors, and promote new development sensitive to local and regional design character. Heritage tourism will grow into an important economic engine for the City and region.

### **Sustaining Nature in the City**

The City will promote the efficient and effective use of resources, including the built environment, and will encourage environmentally responsible design and management of public and private facilities and lands. The City's natural setting—its place along the James River, its proximity to the Blue Ridge Mountains, and its forested stream valleys and rolling hills—continue to contribute to its special sense of place. The Blackwater Creek Trail will serve as a model for similar projects throughout the City, connecting neighborhoods, natural areas, stream valleys, and the riverfront. Natural watershed boundaries will guide regional initiatives aimed at preserving and protecting environmentally sensitive areas, including stream valleys, floodplains, forested areas, and hillsides.

### **A Diverse & Vital Economy**

The region's overall quality of life will be tied directly to the health of the City's economy. Over time, the City's role as the economic engine of the region will evolve and strengthen. The City will keep pace with changes in technology and telecommunications, attracting national and international businesses and fusing the local and regional market with the nation and the world. The City's efforts to attract investment and encourage reinvestment will result in the development of a vital economy. Beyond the Downtown, the City's business districts and industrial areas will provide a solid base of employment, as well as a stable tax base. While manufacturing and distribution will remain important activities, new and expanded businesses will offer high paying jobs to the region's skilled workforce. The Lynchburg region will become known for the quality of its work force, low cost of

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living, and excellent medical facilities, as well as its commitment to quality education and neighborhood livability. As the City's reputation continues to spread, business investment will increase, new residents will be drawn to the area, and the City's fiscal health will improve.

**Opportunities for a Quality Education**

The City will be known for the high quality of its educational institutions. Excellence in education will be promoted for all in the public schools, as well as in the area's colleges, work force training centers, and private primary and secondary schools. Educational institutions will serve as important anchors in the community, providing resources and opportunities unequalled in similarly sized cities.

**Striking a Careful Balance**

Striking and sustaining a careful balance between local economic development and conservation objectives will be critical to the City's long-term success. City policies, programs, and investments will be aligned to attract investment and to promote the growth and development of existing businesses, as well as to improve the character and quality of commercial areas, strengthen neighborhoods, improve the Downtown's competitive position, and protect the City's air, water, and land resources. City policies and regulations will promote and encourage, rather than impede, sensitive, high quality development.

**Effective Support Systems**

Public support systems—parks and recreation facilities, public transit, streets and highways, public facilities, and utilities—will play a central role in supporting and sustaining the livability and economic vitality of the City. Ensuring that actions at all levels of government are coordinated, market-responsive, and sensitive to community goals and objectives will be of fundamental importance to the City. Public improvements will reinforce the City's distinctive character and set a high standard of design quality.

**Plan Goals**

In order to achieve its Vision for the future, the City of Lynchburg has adopted a number of goals for the city government, citizens, organizations, and businesses to work toward. These goals outline broad policies for future action that address the various elements of the City's character that its citizens wish to protect, improve, and enhance. In the Comprehensive Plan, they are used to frame more detailed objectives and strategies, the latter outlining the specific actions that the City and its partners can take to achieve the goals and realize its Vision for the future. The order in which these goals are listed does not imply any priority or order of importance.

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### ***Citywide Land Use & Development***

Goal 1. Ensure that regulations and review procedures are effective in achieving Plan goals and objectives.

Goal 2. Improve capacity to assess the impacts of development and to monitor, analyze, and report on conditions in the city's natural environment, neighborhoods, and commercial and employment districts.

Goal 3. Resolve existing and potential conflicts between land uses and zoning.

Goal 4. Encourage the improvement of conditions and quality of life along travel corridors and in revitalization areas identified on the Plan Framework Map.

Goal 5. Promote regional collaboration in planning for future land uses.

### ***Design Character & Quality***

Goal 1. Ensure that development and redevelopment reinforce the City's unique character and sense of place.

Goal 2. Reinforce positive images of the City through landscaping and design improvements at the City's gateways and along major travel corridors.

Goal 3. Ensure that the design of streets and public facilities reinforces the City's unique character and sense of place.

### ***Economic Development & Redevelopment***

Goal 1. Develop a comprehensive Economic Development Strategic Plan to guide the overall economic growth of Lynchburg, diversify employment, and expand the City's tax base.

Goal 2. Coordinate existing efforts regarding business development, encouragement of entrepreneurship, and recruitment strategies.

Goal 3. Implement appropriate City policies designed to maximize citywide economic development strategies.

### ***Downtown & the Riverfront Master Plan 2000***

Goal 1. Continue to reach consensus on major policy initiatives in order to realize the improvements recommended in the Downtown & Riverfront Master Plan 2000.

Goal 2. Lead the Downtown redevelopment effort by investing in public infrastructure and participating in catalyst projects.

Goal 3. Use design principles as the framework for moving forward and building on the great strengths and assets of the Downtown.

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***Commercial & Employment Districts***

Goal 1. Promote the improvement and revitalization of commercial corridors and districts.

Goal 2. Encourage development that maximizes the use of limited land resources, while being sensitive to cultural and natural resources and surrounding land uses.

***Neighborhoods & Housing***

Goal 1. Conserve, stabilize, and revitalize the City's neighborhoods.

Goal 2. Promote the construction of new housing and rehabilitation of existing housing to satisfy the demands of an increasingly diverse local and regional housing market.

Goal 3. Promote the creation or re-creation of mixed use residential communities that incorporate a mix of housing types with pedestrian-oriented streets, small-scale neighborhood oriented office and commercial uses, and neighborhood parks and squares.

***History, Culture, Education & the Arts***

Goal 1. Preserve significant historic and cultural resources through the collaborative efforts of the City; historic and cultural groups; local schools and colleges; and other local, state, and federal preservation groups and organizations.

Goal 2. Increase access to information concerning local history and culture, as well as the value and benefits of preserving sensitive historic resources.

Goal 3. Ensure that future development, redevelopment, and public improvements complement the scale and character, and respect the integrity of, designated historic districts and areas potentially eligible for designation.

Goal 4. Celebrate the rich cultural heritage of the area and promote the City and region as a destination for culture, arts, recreation, and history.

Goal 5. Support efforts to strengthen the capacity of individual, community-based, and regional arts, heritage, and preservation organizations.

Goal 6. Support efforts to improve the quality of Lynchburg Public Schools.

***Natural Systems***

Goal 1. Promote an understanding of the value of natural systems (geology, landforms, vegetation, wildlife, air, water, noise, and energy, among others) in providing a pleasant, healthy, and safe environment for human activity.

Goal 2. Evaluate the potential effects, both positive and negative, of human activities (such as new development, redevelopment, installation of infrastructure, and resource use and disposal, among others) on natural systems.

Goal 3. Temper and refine human activities to promote and enhance the value of natural systems.

Goal 4. Manage important natural systems to improve the health and enjoyment of future generations.

Goal 5. Promote regional cooperation in managing natural systems.



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### ***Parks & Recreation***

Goal 1. Provide a range of individual and family oriented outdoor recreation opportunities, while preserving the natural, cultural, and historic qualities of park lands and maintaining high quality facilities.

Goal 2. Provide safe, accessible, and attractive indoor recreation facilities that encourage recreational use and that can be effectively managed, maintained, and staffed.

Goal 3. Encourage and coordinate community recreational use of school sites to achieve maximum, sustainable use of fields and facilities, while recognizing that enrolled students are the primary users.

Goal 4. Explore new, different sources of funding to support the parks and recreation program.

### ***Transportation***

Goal 1. Provide the citizens of Lynchburg with safe, efficient, effective, and well-planned transportation systems and facilities that enhance economic development and redevelopment opportunities while preserving the integrity and character of the affected neighborhoods, historic districts, downtown, and natural areas.

Goal 2. Develop and encourage opportunities for the integration of alternative transportation modes, including public transit, bicycle, and pedestrian corridors.

Goal 3. Commit adequate resources to operation and maintenance of existing and future transportation facilities.

Goal 4. Provide increased regional passenger and freight railroad transportation.

Goal 5. Support efforts to make the Lynchburg Regional Airport more attractive to passenger and freight clients.

### ***Public Utilities***

Goal 1. Provide the citizens of Lynchburg with dependable, modern, high quality water and sanitary sewer service with sufficient system capacity to meet the City's long-term requirements.

Goal 2. Maintain the priority of and commitment to execution of the City's Combined Sewer Overflow elimination program with a goal of program completion by 2020.

Goal 3. Maintain a comprehensive approach to stormwater management with a focus on addressing regional stormwater issues.

Goal 4. Maintain the focus on the City's long-term solid waste management needs, including the regionalization of solid waste management services.

### ***Public Facilities***

Goal 1. Provide adequate public facilities and services to support the City's long-range planning goals and objectives.

Goal 2. Leverage investment in public facilities and services to support neighborhood and commercial improvement efforts.

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**Goal 3. Continue to reinforce the City's role as a regional leader in public education, higher education, and health care.**

**Goal 4. Increase awareness of the quantity and quality of the public and private facilities and services available to City residents.**

## Plan Framework

The Plan Framework Map provides an overview of the main ideas and themes addressed in the Plan. The map illustrates the City's general pattern of development and highlights areas where some degree of change is encouraged or anticipated. Specific planning policies are provided in Chapter 4 of the Comprehensive Plan for each area identified on the Framework Map. The following table lists the areas on the framework map and indicates the overall guiding plan policies for each.

### Framework and Plan Policies

Framework	Guiding Plan Policies
City Gateways	Strengthening the City's image and attractiveness by improving the appearance of the landscape and signage at entries to the City on major regional roads.
Resource Conservation Areas	Protecting parks and natural resources with connected stream valley and mountainside greenways.
Revitalization Areas	Encouraging reinvestment and sensitive redevelopment in older commercial districts, including the Downtown, Plaza/Midtown, Fifth Street, and Twelfth Street areas.
Corridor Study Areas	Improving primary travel corridors, including the Crosstown Connector, Wards Road/Candlers Mountain, Campbell Avenue, Boonsboro Road, Old Forest Road, Fort Avenue, and Timberlake Road corridors by addressing land use, design quality, vehicular and pedestrian circulation, development and redevelopment opportunities, conservation of special features, and provision of needed utilities and public facilities.
Neighborhood Conservation Areas	Improving the quality of life in the City's mature neighborhoods by working with neighborhood residents to develop plans to improve housing conditions, reduce land use conflicts, provide needed transportation and public facilities, maintain neighborhood schools, and ensure safe streets and neighborhoods.
Planned Development Areas	Encouraging coordinated planning for the few remaining large tracts of vacant, developable land in the City: Wyndhurst, Cheese Creek, Greenview, and Candlers Mountain.
Business/Technology & Employment Areas	Maximizing the use and attractiveness of existing and emerging employment districts, including the First Lynchburg, Graves Mill, and Lynchpin Center areas.
Scenic Conservation Areas	Conserving the scenic quality of Boonsboro Road, the Lynchburg Expressway, Graves Mill Road, and US Route 460 (future US Route 29 Bypass) by improving and applying the Zoning Ordinance's Scenic Corridor Overlay District.

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*Note: The Framework Map is included at the end of the Executive Summary. Where the Summary is a part of the full Comprehensive Plan, the map is located at the end of Chapter 4.*

## **Citywide Land Use & Development**

One of the primary functions of a Comprehensive Plan is to set forth a community's policies regarding the future use of land and needed improvements to the community's land use management ordinances. The Future Land Use Map depicts the City's intention for the future use of land. Each color on the map represents a different land use. The City will use the Future Land Use Map to guide it in making decisions regarding development proposals from the private sector, such as rezonings and conditional use permits. The City will also use the map for planning its own facilities and for influencing state and federal agencies to plan their facilities, including roads, in conformance with the map. The Future Land Use Map is not static. It can be changed to reflect changing conditions, opportunities, and priorities, though such changes should always be made with eye toward both their local and citywide impacts.

It is important for users of the Comprehensive Plan, the Plan Framework Map, and the Future Land Use Map to understand that both the text of the Plan and these two maps are provided for guidance in making decisions that affect land use. Neither map is parcel-specific. The Plan text, the Plan Framework Map, and the Future Land Use Map should be consulted in determining appropriate land uses for a particular area. Then, if the City's Zoning Map indicates a different use, both a Comprehensive Plan Amendment and a Zoning Ordinance Amendment will be necessary to permit that new use.

*Note: The Future Land Use Map is included at the end of the Executive Summary. Where the Summary is a part of the full Comprehensive Plan, the map is located at the end of the Plan.*

### **Description of Future Land Use Categories**

Descriptions of the various land uses provided below should be used to characterize the types of uses that either exist or that the City would like to see develop or redevelop as depicted on the Future Land Use Map.

#### **Public Parks**

The dark green areas on the map represent existing public parks and recreation centers. These lands are owned by the City of Lynchburg or other governmental agencies and are intended to be open for public recreational use. Chapter 13 in the Comprehensive Plan includes a Parks & Recreation Map that shows not only existing parks, but also a proposed greenway system and general areas of the City where new parks are needed. When new parks and segments of

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the greenway system are acquired by the City or other governmental agency, they should be added to the Public Park category on the Future Land Use Map through a plan amendment.

**Resource Conservation**

Resource Conservation Areas are colored light green on the Future Land Use Map. They encompass lands with special natural characteristics that make their preservation in open space particularly important to the City's environmental health. The mapped Resource Conservation Areas include the steep slopes of Candler's Mountain as well as the City's stream valleys. The stream valleys, as defined in this Comprehensive Plan, include streams and rivers, their 100-year floodplains, connected wetlands and adjacent steep slopes. Steep slopes are defined as slopes of 25% or greater. The delineation of Resource Conservation Areas on the Future Land Use Map is based on existing mapped floodplain, slope, and soils information collected for the preparation of Chapter 12, Natural Systems. The actual boundaries of the Resource Conservation Area should be determined on a site-by-site basis using the best available environmental data and the environmental performance standards recommended in the Natural Systems element.

Resource Conservation Areas are planned to remain as vegetated open space with development limited to: 1) trails and other passive recreational facilities that involve minimal removal of vegetation, and 2) public facilities that must be located in stream valleys. These include sewer mains, wastewater treatment plants, water intakes and outfalls, road crossings, and public boat ramps. The goal is to keep Resource Conservation Areas as natural as possible so as to stabilize slopes, prevent soil erosion, provide natural absorption areas for urban runoff, moderate climate, and provide wooded areas for wildlife and for the respite of City dwellers. Many of the stream valley Resource Conservation Areas are recommended to become greenways in the Parks and Recreation element, and thus are to have public access trails. Other Resource Conservation Areas, not designated as greenways on the Parks & Recreation Map, are to remain in natural vegetation for purely environmental protection reasons.

**Public Use**

Colored dark blue on the Future Land Use Map, Public Use areas include properties currently owned and operated by government (local, state, federal) excluding public parks and recreation centers, but including City Hall and other City government buildings, public schools, police stations, fire stations, libraries, museums, and others. State facilities, such as Central Virginia Community College, and federal facilities, such as post offices, are included as well. When the City wishes to add a new public facility, the Future Land Use Map should be amended to show the new facility.

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### **Institution**

The City's institutions are shown in light blue. They are the religious, educational, and other nonprofit entities in the City. Examples include churches, cemeteries, private schools and universities, private nonprofit hospitals, service clubs and organizations, and other nonprofit institutions.

### **Downtown**

Downtown, colored a light buff on the Future Land Use Map, identifies the area that is governed by the policies and recommendations of the Downtown & Riverfront Master Plan 2000, which is incorporated into this Comprehensive Plan by reference. Downtown is the central commercial core of the City and appropriately contains a mix of retail, entertainment, restaurant, office, employment, residential, public, park, and institutional uses. The form of these uses is to remain urban in character as now permitted in the Downtown and Riverfront areas. Demolition of historic buildings and erection of suburban style, low-density/intensity development is inappropriate.

### **Office**

Office uses are shown in dark pink and are intended for small-scale office buildings with building floorplates not exceeding 20,000 square feet and building heights not exceeding four stories. Such offices provide adequate space for professional and service uses, such as medical, legal, insurance, real estate, engineering, architectural, software development, and information management uses. Office uses are generally located in lower density areas of the City, often adjacent to low density residential areas, and therefore are intended to be more compatible in scale with single family homes than the urban office uses of the Downtown or the office parks of employment areas.

### **Employment 1**

Employment areas offer uses that provide a significant number of jobs. Employment 1 areas, colored light purple on the Future Land Use Map, are intended for large-scale office (greater than 20,000 square foot floorplates and/or more than four stories), small-scale office, research and development, and light manufacturing uses. "Flex-space," an industry term for flexible building space that is designed to accommodate office, small-scale storage, and/or light manufacturing uses, is also appropriate for Employment 1 areas. Restaurant, hotel, and business service (e.g., copy shop, computer sales and service) uses that support the office/industrial uses can be constructed in Employment 1 areas, though shopping centers are not recommended. The exact mix of uses will be determined when the permitted uses of the industrial zoning districts are reviewed and revised as part of the Zoning Ordinance recodification recommended in the Comprehensive Plan.

**Executive Summary****Employment 2**

Employment 2 use areas are shown in dark purple. They are to include light and heavy manufacturing, research and development, flex space, and large-scale office uses. Restaurant, hotel, and business service uses are also appropriate, if sized and designed to serve the employment area. Employment 2 differs primarily from Employment 1 in that it permits heavy industrial uses. The types of uses permitted will be defined more precisely when the Zoning Ordinance is amended as recommended in the Plan.

**Neighborhood Commercial**

Colored red-orange on the Future Land Use Map, these retail, personal service, and restaurant areas are sized and designed to serve their immediate neighborhood. Patrons can walk, bike, or take a short drive to reach them. They are comprised of individual businesses, clusters of businesses, or small shopping centers. Neighborhood shopping centers meet the day-to-day needs of a limited residential trade area of 2,500 to 10,000 people and average about 50,000 square feet of space. A grocery store or drug store is often the anchor for a neighborhood shopping center.

**Community Commercial**

Community Commercial areas contain retail, personal service, entertainment and restaurant uses that draw customers from at least several neighborhoods up to the entire City. Colored red on the Future Land Use Map, Community Commercial areas contain clusters of businesses, often at major intersections, and shopping centers. Most community shopping centers range from 100,000 to 200,000 square feet and serve 40,000 to 70,000 people. Office, research and development, and technology development uses may be permitted in Community Commercial areas as long as traffic and other impacts to the community are mitigated. In particular, conversion of existing vacant retail space to these uses may be appropriate in areas where there is sufficient retail to serve the community and space for employment uses is needed.

**Regional Commercial**

Regional Commercial areas are colored red-brown. They include retail, restaurant, entertainment, and hotel uses that draw customers from the entire region, as well as the travelling public. Examples include Ward's Crossing and River Ridge Mall. They contain large shopping centers or retail areas and offer either full-line department stores or major "big box" stores as anchors. Regional shopping centers would be at least as large as Community Commercial ones, possibly larger, if parcels of sufficient size can be found or assembled. They are intended to serve 70,000 to 100,000 people or more.

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### **Low Density Residential**

Low Density Residential areas are dominated by single family detached housing at densities of up to four dwelling units per acre. These areas are colored light yellow on the Future Land Use Map. In addition to residential uses, they may include public and institutional uses compatible in scale with single family residential homes. Private recreation uses, including country clubs and swim and racquet clubs, and private open space are also appropriate for Low Density Residential areas.

### **Medium Density Residential**

These areas are colored orange on the Future Land Use Map. They are characterized by small-lot single family detached housing, duplexes, and townhouses at densities up to 12 units per acre. Where neighborhoods already exist, infill development should be at a compatible density and housing type. In addition to residential uses, they may include public and institutional uses compatible in scale with single family residential homes. Private recreation uses, including country clubs and swim and racquet clubs, and private open space are also appropriate.

### **High Density Residential**

High Density Residential areas, colored gold, are developed or to be developed into high density townhouse or multifamily housing. Densities can range up to 30 units per acre. They may include public, institutional, private recreation, and private open space uses.

### **Traditional Residential**

This land use category, shown light brown, has been applied to the City's older neighborhoods, generally built before World War II and before the City was zoned. The City's historic districts are located in the traditional residential area. Consequently, for many of the houses here, lot sizes, setbacks, and/or heights do not conform to the standards of the City's residential zoning districts. Most of these neighborhoods are identified as Neighborhood Conservation Areas on the Plan Framework Map and are planned for further study for appropriate zoning changes, public investment, and community building efforts. Infill residential development in these neighborhoods should be designed to complement the style and type of housing there and to utilize comparable setbacks, yards, and building heights. Large new or expanded public and institutional uses are not appropriate for these areas unless they can be designed to blend into the existing urban fabric through landscaping or architectural treatments. Within Traditional Residential neighborhoods, small retail, personal service, office, and restaurant uses are often found. These uses may continue, although expansion is not recommended unless supported by a recommendation in a Neighborhood Conservation Area Plan.

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### **Mixed Use**

These areas do not fit into any single use category as they are planned for a mix of uses carefully designed so as to mitigate any potential land use conflicts. Mixed Use areas are indicated by an “x” pattern. Where existing uses are present and redevelopment to a more fine-grained mix of uses is recommended, interim planned uses are shown under the “x” pattern. The Midtown MXD centered on The Plaza shopping center is an example of this type of Mixed Use area. Where the proposed Mixed Use area is undeveloped, just the “x” pattern is shown.

## **Implementation**

**T**he City of Lynchburg Comprehensive Plan presents a vision of what the community will be like in the future and identifies the steps required to move toward that vision. As a long-term guide for the community, the Plan helps City leaders make decisions about the location, scale, and quality of new development; the improvement of neighborhoods and commercial areas; the revitalization of downtown and surrounding historic areas; the extension and upgrade of utilities; and the future of the City’s parks, public spaces, and natural areas. One of the first and most important decisions is the choice of projects to be implemented during the first five years. At the end of five years, the plan will be updated and any new developments can be taken into account as the next set of implementation strategies is chosen.

**The City has chosen the following strategies to include in its first Five-Year Implementation Plan. They are listed in the order they appear in the Plan, not in order of priority:**

- 1. Schools.** Support efforts to improve the quality of Lynchburg Public Schools. This goal is listed first because it was frequently cited as having a major impact on so many other aspects of the quality of life in Lynchburg. (Chapter 16)
- 2. Citywide Land Use & Development.** Complete updates and revisions to the City’s Zoning Ordinance and Subdivision Ordinance. (Chapter 5)
- 3. Design, Character & Quality.** Prepare citywide design standards addressing: landscaping/trees, signage, site design, pedestrian circulation, lighting, Crime Prevention Through Environmental Design (CPTED), buffering, and property maintenance. (Chapter 6)
- 4. Economic Development.** Prepare a comprehensive citywide strategic plan to guide overall growth, diversify employment, and expand the tax base. (Chapter 7)
- 5. Downtown & Riverfront Master Plan 2000.** Implement the Downtown & Riverfront Master Plan, beginning with those projects listed as first priority in the Master Plan. (Chapter 8)
- 6. Commercial & Employment Areas.** Promote the improvement and revitalization of commercial corridors and districts while being sensitive to cultural and natural resources and surrounding land uses. Begin by preparing neighborhood-based conservation, stabilization, and revitalization plans for the 5th Street and the Plaza-Midtown areas, with other Revitalization Area Plans to follow as identified in the Plan Framework. (Chapter 9)



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- 7. Neighborhoods & Housing.** Establish a Neighborhood Task Force to develop recommendations for a public or public-private organization to guide the City's efforts in neighborhoods. (Chapter 10)
  - 8. History, Culture, Education & The Arts.** Ensure the identification, preservation, and sensitive treatment of City-owned historic buildings and sites. (Chapter 11)
  - 9. Natural Systems.** Manage natural systems to improve the health and enjoyment of future generations. Begin by preparing and using an environmental checklist in reviewing private and public development proposals. (Chapter 12)
  - 10. Parks & Recreation.** Support implementation of the City's *Recreation Facilities Study and Parks and Recreation Master Plan* (1997). Begin by updating and expanding the greenway master plan to include the James River Heritage Trail corridor and its associated park properties. (Chapter 13)
  - 11. Transportation.** Establish short- and long-term transportation priorities through the development of a comprehensive Transportation Master Plan. (Chapter 14)
  - 12. Public Utilities.** Maintain a comprehensive approach to stormwater management with a focus on addressing regional stormwater issues. Focus on those areas of the City that are experiencing the most problems and coordinate stormwater management efforts with the Combined Sewer Overflow project to avoid aggravating stormwater problems. (Chapter 15)
  - 13. Public Facilities.** Provide adequate public facilities and services to support the City's long-range planning goals and objectives. (Chapter 16)

## **Monitoring Implementation: Is the City Meeting Its Goals?**

**O**ne of the most important aspects of implementation is being certain that each strategy is moving forward; that this Plan has not simply been "put on the shelf." In response to this concern, the City will establish a committee of citizens to oversee efforts to implement the strategies. This committee will report to the Planning Commission on an annual or semi-annual basis.